

VILLAGE OF KEY BISCAYNE  
88 WEST MCINTYRE STREET  
KEY BISCAYNE, FL 33149

ZONING ORDINANCE REVIEW COMMITTEE

THURSDAY, APRIL 16, 2009 8:30 A.M.

BUILDING, ZONING, AND PLANNING DEPARTMENT  
CONFERENCE ROOM, 2ND FLOOR ROOM 250

AGENDA

1. Attendance
2. Approval of Minutes: March 19, 2009
3. Panel Discussion: Emile Chehab, SEC Consultants  
Derek Flint, Ritz Hotel  
Stephen Owens, Swire Properties
4. HR Hotel Resort Regulations
5. Public comment
6. Next Meeting Date:
  - a. Agenda Items Recommended by Committee
7. Adjournment

Minutes: March 19, 2009

1. The meeting was called to order at 8:36 a.m.
2. Attendance was recorded by Staff.
3. The minutes of the meeting were approved with item # 4 amended to include: "The Committee reviewed a list of criteria to evaluate the impact of a hotel and a multiple family residential project in the community. The list was prepared by Mr. Borroto. The Committee's conclusion was that a multiple family residential project would have a greater impact in the community than a hotel; but, there was no consensus on that conclusion".
4. The Committee discussed the following: density, Floor Area Ratio, and how to encourage hotel construction in the HR district. Bill Durham, representing the Chamber of Commerce addressed the Committee with regard to the impact on business since the Sonesta Hotel Closed: business adversely affected and even

more so with the overall economy, Ritz guests do not frequent local shops, and Ritz guests have different expectations of the shopping experience on the Key than those that stayed at the Sonesta. Carter McDowell said the best opportunity for a hotel would be a "boutique" business.

5. For the next meeting, the Committee requested that staff set up a panel discussion with professionals knowledgeable in hotel and multiple family construction and financing.

6. The meeting adjourned at 9:40 a.m.

7. Respectfully Submitted

Jud Kurlancheek, AICP, Director

Building, Zoning, and Planning Department